



Notice of Increase in 2020-21 Maximum Base Rent and Maximum Collectible Rent Computation (Short Form)

Mailing Address of Tenant:

Name: _____

Number/Street: _____

Apt. No: _____

City: _____

State, Zip Code: _____

Mailing Address of Owner/Managing Agent:

Name: _____

Number/Street: _____

City: _____

State, Zip Code: _____

Subject Building:

Number and Street

Apartment or Room Number

City, State, Zip Code

Note: Notice Form RN-26-Long Form should be used to compute the Maximum Base Rent (MBR) for an apartment which requires the following MBR adjustments: owner paid gas and/or electricity; rent adjustments after August 1, 1970. This short form is not designed for that purpose.

Read Page 2 and 3 of This Form Before Making Any Entries Below

Effective Date of 2020-21 MBR Order of Eligibility ____/____/____

Part A: Computation of 2020-21 Maximum Base Rent

1. Enter 2018-19 MBR as shown on last 2018-19 MBR Notice. \$ _____ (1)
2. 2020-21 Standardized Increase Factor. 1.095 (2)
3. 2020-21 MBR, Multiply Line 1 by Line 2 or if 2018-19 MBR increases were not granted make entry as specified in Instruction 5 or 6 on Page 2. \$ _____ (3)

Part B: Computation of Maximum Collectible Rent

4. Maximum Collectible Rent on December 31, 2019. \$ _____ (4)
5. a. Multiply Line 4 by 1.075 \$ _____ (5)a
- b. Multiply Line 4 by 1.0085 \$ _____ (5)b

Pursuant to the Housing Stability and Tenant Protection Act (HSTPA) of 2019, the Maximum Collectible Rents (MCR) in effect on 12/31/2019 are increased by not more than .85% on 1/1/2020 (which is less than 7.5% and is based on the average of the previous five years of one-year rent adjustments for rent stabilized apartments.)

6. Maximum Collectible Rent on the above Effective Date of the 2020-21 MBR Order of Eligibility. If Line 4 is greater than Line 3, enter amount from Line 4; otherwise, enter the amount from Line 3 or Line 5a or 5b, whichever is less. \$ _____ (6)

To Senior Citizens and Disabled Tenants:

7. If the tenant has a valid Senior Citizen or Disability Rent Increase Exemption Order, the Maximum Collectible Rent is: \$ _____ (7)

Any person holding a currently valid Senior Citizen Rent Increase Exemption Order (SCRIE) or a Disability Rent Increase Exemption Order (DRIE) is not required to pay any portion of the rent increase indicated above which causes the monthly rent to exceed one-third of the tenant's monthly disposable income. A currently valid Rent Increase Exemption Order is renewed automatically for six months during which time the tenant must have completed and filed a Renewal Application with the New York City Department of Finance.

Senior citizens including Supplemental Security Income (SSI) recipients, 62 or older and disabled tenants 18 or older with an aggregate household net disposable income of \$50,000 or less, who do not have rent increase exemption orders may be eligible for an exemption. Contact the NYC Department of Finance at 311 for further information.

To The Owner

A. When to Use This Form

1. This form is to be used to compute the Maximum Base Rent and Maximum Collectible Rent for a rent controlled apartment where there have been no adjustments (increases or decreases) to the Maximum Base Rent other than the Standardized Increase Factor. If an apartment has had rent adjustments, Notice Form RN-26-Long Form should be used to properly reflect the adjustments in the Maximum Base Rent.
2. If Notice Form RN-26-Long Form was used to calculate previous MBRs, Notice Form RN-26-Long Form must be used to calculate the 2020-21 MBR.

This rent increase is not collectible from any tenant who has a Division of Housing and Community Renewal (DHCR) rent reduction order currently in effect for failure to provide or maintain an essential service as defined in 9 NYCRR 2202.3(b)(2). The increase is only collectible as of the first rent payment date after the effective date of a rent restoration order issued by DHCR finding all such services to have been restored.

B. How To Use This Form

3. The owner must complete and sign a copy of this Notice and serve it upon the tenant of the subject apartment. A Master Building Rent Schedule (RMB-2020) listing the Maximum Base Rent and the Maximum Collectible Rent for all rent controlled housing accommodations in the subject building must be completed by the owner and submitted to DHCR **within 60 days of the issuance of the 2020-21 Order of Eligibility or Computed Order of Eligibility.**
4. **If 2018-19 MBR increases were granted** for subject building, start computation of the 2020 Maximum Base Rent on Part A, Line 1.
5. **If 2018-19 MBR increases were denied for subject building, and your last MBR increases were granted for:**
 - a. 2016-17; multiply the 2016-17 MBR by 1.176 to determine the 2020 MBR, or
 - b. 2014-15; multiply the 2014-15 MBR by 1.289 to determine the 2020 MBR, or
 - c. 2012-13; multiply the 2012-13 MBR by 1.396 to determine the 2020 MBR, or
 - d. 2010-11; multiply the 2010-11 MBR by 1.505 to determine the 2020 MBR, or
 - e. 2008-09; multiply the 2008-09 MBR by 1.700 to determine the 2020 MBR, or
 - f. 2006-07; multiply the 2006-07 MBR by 1.802 to determine the 2020 MBR, or
 - g. 2004-05; multiply the 2004-05 MBR by 1.949 to determine the 2020 MBR, or
 - h. 2002-03; multiply the 2002-03 MBR by 2.285 to determine the 2020 MBR, or
 - i. 2000-01; multiply the 2000-01 MBR by 2.524 to determine the 2020 MBR, or
 - j. 1998-99; multiply the 1998-99 MBR by 2.633 to determine the 2020 MBR, or
 - k. 1996-97; multiply the 1996-97 MBR by 2.733 to determine the 2020 MBR, or
 - l. 1994-95; multiply the 1994-95 MBR by 2.815 to determine the 2020 MBR, or
 - m. 1992-93; multiply the 1992-93 MBR by 3.229 to determine the 2020 MBR, or
 - n. 1990-91; multiply the 1990-91 MBR by 3.577 to determine the 2020 MBR, or
 - o. 1988-89; multiply the 1988-89 MBR by 3.864 to determine the 2020 MBR, or
 - p. 1986-87; multiply the 1986-87 MBR by 4.497 to determine the 2020 MBR, or
 - q. 1984-85; multiply the 1984-85 MBR by 5.015 to determine the 2020 MBR, or
 - r. 1982-83; multiply the 1982-83 MBR by 5.391 to determine the 2020 MBR, or
 - s. 1980-81; multiply the 1980-81 MBR by 5.984 to determine the 2020 MBR, or
 - t. 1978-79; multiply the 1978-79 MBR by 6.582 to determine the 2020 MBR, or
 - u. 1976-77; multiply the 1976-77 MBR by 7.174 to determine the 2020 MBR, or
 - v. 1974-75; multiply the 1974-75 MBR by 8.753 to determine the 2020 MBR, or
 - w. 1972-73; multiply the 1972-73 MBR by 9.497 to determine the 2020 MBR and enter the result on Part A, Line 3

6. **If the building is being granted MBR increases for the first time**, start the computation of the 2020 Maximim Base Rent on Part A, Line 3, using the Unadjusted 2020 Maximum Base Rent shown on the Computed Order of Eligibility - 2020-21 Maximum Base Rent, Form RO-30C MBR.

To The Tenant

1. If you do not understand or agree with the Owner's computations, request a clarification from the owner. If you do not receive a satisfactory explanation, you may submit a "Tenant's Complaint of Rent and/or other Specific Overcharges in Rent Controlled Apartments" (DHCR Form RA-89C.)
2. Challenges to the MBR Order must be filed at Gertz Plaza or any Borough Rent Office on challenge form RA-94 MBR. Challenges should be specific and should relate to lawful requirements, such as those related to certification and/or to whether the effective date of the order was correct. A tenant's challenge must be filed within thirty-five (35) days after receiving from the owner a copy of this Notice of Increase (Form RN-26S). Any party aggrieved by the challenge determination may file a Petition for Administrative Review (PAR) using Form RAR-2 within thirty-five (35) days of the challenge determination issue date.
3. Any appropriate retroactive increase in rent under the 2020-21 Order of Eligibility shall be paid in installments equal to the number of months between the effective date of the Order of Eligibility and your next rent payment date. At your option you may pay the entire retroactive amount in a lump sum.

Part C: Affirmation

I, the undersigned, affirm under penalties provided by law, that the computations and statements made on this form, are true and correct to the best of my knowledge and belief or are based on orders received from the Office of Rent Administration, and that I am maintaining and will continue to maintain all essential services furnished or required to be furnished to the subject housing accommodation.

Dated: ____ / ____ / ____ Signature of Owner, Officer or Agent: _____



**Attachment (Page 1 and 2) To Be Filed With Notice Form RN-26 - Long Form
 For Adjustment of 2020 MBR Where Owner Pays For Tenant's Gas and/or Electricity**

Subject Building: _____

Number and Street

Apartment or Room Number

City, State, Zip Code

Effective Date of 2020-21 Maximum Base Rent (MBR) Order of Eligibility: ____/____/____

- Instructions:
1. Complete page 1 and 2 only if owner pays for gas and/or electricity for the apartment.
 2. Do not complete these pages unless a 2020-21 MBR Order of Eligibility has been issued for the building.
 3. A completed copy of this form must be served upon the tenant together with Notice Form RN-26-Long Form.
 4. A completed copy of this form together with the 2020 MBR Master Building Rent Schedule must be filed with the MBR Section within 60 days of the issuance date of the Order of Eligibility.

A. If Owner Pays for Electricity

An MBR was last granted for:

1972 - 73 or is being granted
 for the first time

Make the following entries on:

Line 1 and Line 2

1974 - 75	_____	\$ 27.31	\$ 102.83
1976 - 77	_____	\$ 14.63	\$ 55.53
1978 - 79	_____	\$ 11.50	\$ 43.61
1980 - 81	_____	\$ 11.66	\$ 43.99
1982 - 83	_____	\$ 11.77	\$ 44.36
1984 - 85	_____	\$ 4.06	\$ 15.51
1986 - 87	_____	\$ 6.91	\$ 26.01
1988 - 89	_____	\$ 6.97	\$ 26.24
1990 - 91	_____	\$ 7.89	\$ 29.71
1992 - 93	_____	\$ 8.17	\$ 30.76
1994 - 95	_____	\$ 7.01	\$ 26.40
1996 - 97	_____	\$ 5.40	\$ 20.32
1998 - 99	_____	\$ 6.10	\$ 22.97
2000 - 01	_____	\$ 6.31	\$ 23.75
2002 - 03	_____	\$ 7.55	\$ 28.44
2004 - 05	_____	\$ 3.40	\$ 12.80
2006 - 07	_____	\$ 0.34	\$ 1.28
2008 - 09	_____	\$ 1.18	\$ 4.46
2010 - 11	_____	(\$1.38)	(\$5.20)
2012 - 13	_____	(\$ 0.95)	(\$3.57)
2014 - 15	_____	(\$2.17)	(\$8.19)
2016 - 17	_____	(\$1.15)	(\$4.32)
2018 - 19	_____	(\$6.78)	(\$25.54)
		(\$1.21)	(\$ 4.56)

1. Enter the appropriate amount shown above for Line 1. _____(1)
2. Enter the appropriate amount shown above for Line 2. _____(2)
3. Enter the number of rooms in apartment. _____(3)
4. Multiply Line 2 by Line 3 and enter on Line 4. _____(4)
5. Add Lines 1 and 4 and enter result on Line 5. _____(5)

B. If Owner Pays for Gas

An MBR was last granted for:

Make the following entry on:

1972 - 73 or is being granted for the first time _____	Line 6 \$ 119.02
1974 - 75 _____	\$ 97.98
1976 - 77 _____	\$ 94.26
1978 - 79 _____	\$ 84.50
1980 - 81 _____	\$ 79.75
1982 - 83 _____	\$ 70.58
1984 - 85 _____	\$ 56.36
1986 - 87 _____	\$ 56.78
1988 - 89 _____	\$ 61.21
1990 - 91 _____	\$ 61.35
1992 - 93 _____	\$ 66.49
1994 - 95 _____	\$ 56.01
1996 - 97 _____	\$ 59.80
1998 - 99 _____	\$ 47.52
2000 - 01 _____	\$ 55.31
2002 - 03 _____	\$ 15.30
2004 - 05 _____	\$ 12.38
2006 - 07 _____	(\$ 0.54)
2008 - 09 _____	(\$20.02)
2010 - 11 _____	(\$39.67)
2012 - 13 _____	(\$ 9.16)
2014 - 15 _____	\$17.15
2016 - 17 _____	\$16.89
2018 - 19 _____	\$27.72

6. Enter the appropriate amount shown above for Line 6. _____(6)

7. Enter total Lines 5 and 6. For the total gas and/or electricity adjustment for this apartment, enter this amount in Part B Line 7 on Notice Form RN-26-Long Form. _____(7)



**Notice of Increase in 2020-21 Maximum Base Rent and
 Maximum Collectible Rent Computation (Long Form)**

Mailing Address of Tenant:

Name: _____
 Number/Street: _____

 City: _____
 State, Zip Code: _____

Mailing Address of Owner/Managing Agent:

Name: _____
 Number/Street: _____
 Apt. No: _____
 City: _____
 State, Zip Code: _____

Subject Building: _____
 Number and Street Apartment or Room Number City, State, Zip Code

Part A

This Long Form is used to compute the Maximum Base Rent (MBR) for an apartment requiring the following MBR adjustments:

- Owner paid for gas and/or electricity
- Rent adjustments after August 1, 1970 (Example: Major Capital Improvements, new equipment, etc.)

If none of these adjustments apply, use Notice Form RN-26S (Short Form).

If the Long Form was previously used to calculate adjustments to MBRs, you must use this form to calculate the 2020-21 MBR. If the 2020-21 MBR Order of Eligibility was effective before January 1, 2021, you should use form RN-26S. to calculate adjusted MBRs and Maximum Collectible Rents (MCRs) effective January 1, 2021.

- a. Effective Date of 2020-21 MBR Order of Eligibility: _____ / _____ / _____
- b. 2020-21 MBR as Adjusted; enter from Part B, Line 8 -- Page 3 \$ _____
 Adjusted Maximum Collectible Rent; enter from Part C, Line 13 -- Page 3 \$ _____

To Senior Citizens and Disabled Tenants

- c. If the tenant has a valid Senior Citizen or Disability Rent Increase Exemption (SCRIE or DRIE) Order, the Maximum Collectible Rent is: \$ _____
 (Owner to enter amount actually collectible from tenant if tenant has a currently valid exemption).

Any person holding a currently valid Senior Citizen Rent Increase Exemption Order (SCRIE) or a Disability Rent Increase Exemption Order (DRIE) is not required to pay any portion of the rent increase indicated above which causes the monthly rent to exceed one-third of the tenant's monthly disposable income. A currently valid Rent Increase Exemption Order is renewed automatically for six months, during which time the tenant must have completed and filed a Renewal Application with the New York City Department of Finance.

Senior citizens including Supplemental Security Income (SSI) recipients, 62 or older and disabled tenants 18 or older with an aggregate household net disposable income of \$50,000 or less, who do not have rent increase exemption orders may be eligible for an exemption. Contact the NYC Department of Finance at 311 for further information.

Instructions

- I. The owner must complete and sign a copy of this Notice and appropriate Attachments, if any, and serve them on the tenant of the subject apartment. Attachment RMBR-ATT, if appropriate, and a Master Building Rent Schedule (RMB-2020, listing the Maximum Base Rent and Maximum Collectible Rent for all controlled housing accommodations in the building must be completed and filed by the owner at the above address, within 60 days of the issuance of the 2020-21 Order of Eligibility.

This MCR increase is not collectible from any tenant who has a Division of Housing and Community Renewal (DHCR) Rent Reduction Order currently in effect for failure to provide or maintain an essential service as defined in Section 2202.3(b)(2) of the Rent and Eviction Regulations. The increase is only collectible as of the first rent payment date after the effective date of an order issued by DHCR finding all such essential services to have been restored.

- II. If 2018-19 MBR increases were granted for the building, start calculation of Adjusted 2020 Maximum Base Rent in Part B, Line 1
- III. If 2018-19 MBR increases were denied for the building and the last MBR increases were granted for:
 - a. 2016-17; multiply the 2016-17 MBR by 1.176 to determine the 2020 MBR, or
 - b. 2014-15; multiply the 2014-15 MBR by 1.289 to determine the 2020 MBR, or
 - c. 2012-13; multiply the 2012-13 MBR by 1.396 to determine the 2020 MBR, or
 - d. 2010-11; multiply the 2010-11 MBR by 1.505 to determine the 2020 MBR, or
 - e. 2008-09; multiply the 2008-09 MBR by 1.700 to determine the 2020 MBR, or
 - f. 2006-07; multiply the 2006-07 MBR by 1.802 to determine the 2020 MBR, or
 - g. 2004-05; multiply the 2004-05 MBR by 1.949 to determine the 2020 MBR, or
 - h. 2002-03; multiply the 2002-03 MBR by 2.285 to determine the 2020 MBR, or
 - i. 2000-01; multiply the 2000-01 MBR by 2.524 to determine the 2020 MBR, or
 - j. 1998-99; multiply the 1998-99 MBR by 2.633 to determine the 2020 MBR, or
 - k. 1996-97; multiply the 1996-97 MBR by 2.733 to determine the 2020 MBR, or
 - l. 1994-95; multiply the 1994-95 MBR by 2.815 to determine the 2020 MBR, or
 - m. 1992-93; multiply the 1992-93 MBR by 3.229 to determine the 2020 MBR, or
 - n. 1990-91; multiply the 1990-91 MBR by 3.577 to determine the 2020 MBR, or
 - o. 1988-89; multiply the 1988-89 MBR by 3.864 to determine the 2020 MBR, or
 - p. 1986-87; multiply the 1986-87 MBR by 4.497 to determine the 2020 MBR, or
 - q. 1984-85; multiply the 1984-85 MBR by 5.015 to determine the 2020 MBR, or
 - r. 1982-83; multiply the 1982-83 MBR by 5.391 to determine the 2020 MBR, or
 - s. 1980-81; multiply the 1980-81 MBR by 5.984 to determine the 2020 MBR, or
 - t. 1978-79; multiply the 1978-79 MBR by 6.582 to determine the 2020 MBR, or
 - u. 1976-77; multiply the 1976-77 MBR by 7.174 to determine the 2020 MBR, or
 - v. 1974-75; multiply the 1974-75 MBR by 8.753 to determine the 2020 MBR, or
 - w. 1972-73; multiply the 1972-73 MBR by 9.497 to determine the 2020 MBR and enter the result on Part B, Line 5.

The Unadjusted MBR is derived by subtracting the net total of all service, equipment and major capital improvement rent adjustments (increases and decreases) granted between August 1, 1970 and the date of the last MBR Notice from the Adjusted MBR shown on that Notice.

- IV. **If the building is being granted MBR increases for the first time**, start the calculation of the adjusted 2020 Maximum Base Rent in Part B, Line 5, using the Unadjusted 2020 Maximum Base Rent shown on the Computed Order of Eligibility 2020-21 Maximum Base Rent, Form RO-30C MBR.

Part B -- Computation of Adjusted 2020-21 Maximum Base Rent

- 1. Enter Adjusted 2019 MBR as shown on last 2018-19 MBR Notice. \$ _____ (1)
- 2. Enter net total of all service, equipment and Major Capital Improvement rent adjustments (increases and decreases) granted between August 1, 1970 and the date of the last 2018-19 MBR Notice (RN-26, RN-26S). \$ _____ (2)
- 3. Unadjusted 2018-19 MBR. Subtract Line 2 from Line 1. \$ _____ (3)
- 4. 2020-21 Standardized Increase Factor. \$ 1.095 (4)
- 5. Unadjusted 2020-21 MBR. Multiply Line 3 by Line 4. If 2018-19 MBR increases were not granted, enter amount as specified in Instruction III or IV. \$ _____ (5)
- 6. Enter net total of all service, equipment and Major Capital Improvement rent adjustments (increases and decreases) granted between August 1, 1970 and December 31, 2019. \$ _____ (6)
- 7. If the owner pays for gas and/or electricity in this apartment, fill out Attachment For Adjustment of 2020 MBR (RMBR-ATT) to include owner paid gas and/or electricity and enter on this line the amount shown on Line 7 of Attachment (RMBR-ATT page 2). \$ _____ (7)
- 8. 2020-21 MBR (Adjusted). Enter total of Lines 5 through 7. \$ _____ (8)

Part C -- Computation of Maximum Collectible Rent

- 9. Maximum Collectible Rent on December 31, 2019. \$ _____ (9)
- 10. a. Multiply Line 9 by 1.075 \$ _____ (10)a
- b. Multiply Line 9 by 1.0085 \$ _____ (10)b

Pursuant to the Housing Stability and Tenant Protection Act (HSTPA) of 2019, the Maximum Collectible Rents (MCR) in effect on 12/31/2019 are increased by not more than .85% on 1/1/2020 (which is less than 7.5% and is based on the average of the previous five years of one-year rent adjustments for rent stabilized apartments.)

- 11. If Line 9 is greater than Line 8, enter amount from Line 9; otherwise, enter the amount from Line 8 or Line 10a or 10b, whichever is less. \$ _____ (11)
- 12. Enter net total of service, equipment and Major Capital Improvement rent adjustments between January 1, 2020 and the date of this Notice, if any. \$ _____ (12)
- 13. Current Maximum Collectible Rent. Add Line 11 and Line 12. \$ _____ (13)

To The Tenant

If you do not understand or agree with the Owner's computations, request a clarification from the owner. If you do not receive a satisfactory explanation, you may submit a "Tenant's Complaint of Rent and/or other Specific Overcharges in Rent Controlled Apartments" (DHCR Form RA-89C).

Challenges to the MBR Order must be filed at Gertz Plaza or any Borough Rent Office on challenge form RA-94 MBR. Challenges should be specific and should relate to lawful requirements, such as those related to certification, and/or to whether the effective date of the Order was correct. A tenant's challenge must be filed within thirty-five (35) days after receiving from the owner a copy of the Notice of Increase (Form RN-26S or RN-26). Any party aggrieved by the challenge determination may file a Petition for Administrative Review (PAR) using Form RAR-2 within thirty-five (35) days of the challenge determination issue date.

Any appropriate retroactive increase in rent according to the 2020-21 Order of Eligibility shall be paid in installments equal to the number of months between the effective date of the Order of Eligibility and your next rent payment date. At your option you may pay the entire retroactive amount in a lump sum.

Affirmation

Subject Building: _____
Number and Street
Apartment Number
City, State, Zip Code

I, the undersigned, affirm under penalties provided by law, that the computations and statements made on this form and appropriate Attachments (RMBR-ATT), if any, are true and correct to the best of my knowledge and belief or are based on orders received from the Office of Rent Administration and that I am maintaining and will continue to maintain all essential services furnished or required to be furnished to the subject housing accommodation.

Date: ____/____/____ Signature of Owner, Officer or Agent: _____